



Connells

Lindsell Avenue
Letchworth Garden City



Property Description

****BEAUTIFULLY PRESENTED**** This four bedroom town house is situated within a modern development within a popular area of Letchworth. The property consists of a lounge, kitchen/breakfast room, downstairs cloakroom, master bedroom, two bathrooms.

Key Features

- Town House
- Four bedrooms
- Lounge
- Kitchen/breakfast room
- Downstairs cloakroom
- Two separate bathrooms
- Private parking
- Garage

Letchworth Garden City:

Letchworth is the world's first Garden City that was founded by Ebenezer Howard in 1903, with a vision that would relieve the poverty and slum conditions suffered by so many within the late Victorian era. With a dream of Garden Cities where the best elements of town and country would be combined from the town in order to be used to benefit the ordinary townspeople. Now more than 100 years on, the Estate is now managed by the Heritage Foundation.

Location:

- 28 minutes to London King's Cross by train.
- Close to A1(M), junctions 9 & 10, Stevenage (9 miles), Welwyn Garden City (14 miles), M25 (20 miles), Luton (14 miles), Cambridge (25 miles).
- Local airports - Luton (13 miles) and Stansted (29 miles).

Education:

- Eleven schools provide a mix of infant, junior and primary level education.
- A specialist primary school for children with moderate learning difficulties.
- Two secondary schools; The Highfield School (Science Specialist) and Fearnhill School (Maths and Computing College).
- Two independent schools; St Christopher School and St Francis' College.



Leisure Facilities:

- 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- Standalone Farm.
- First Garden City Heritage Museum.
- Health & Fitness - Outdoor and indoor swimming pools, North Herts Leisure Centre, Nuffield Health Club, Spirella Fitness and more...
- Sport - Over 20 Garden City clubs, football, rugby, badminton, running club and more...

Entrance Hall

Double glazed entrance door, Laminate floor, Radiator.

Downstairs Cloakroom

Double glazed window, Wash hand basin, WC, tiled floor, Radiator.

Lounge

15' 6" x 13' (4.72m x 3.96m)

Double glazed window, Laminate flooring throughout, TV Point, Radiator.

Kitchen/breakfast Room

13' x 10' 5" (3.96m x 3.17m)

Double glazed window, Door to the rear garden, fitted wall/base units, integrated cooker/gas hob, plumbed for washing and dish washer, space for fridge freezer, cupboard.

First Floor

Landing

Airing cupboard, Carpeted, Radiator.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window, Carpeted throughout, TV point, Radiator, Built in wardrobe.

Bedroom 3

10' x 6' 6" (3.05m x 1.98m)

Double glazed window, Carpeted throughout, Radiator.

Bedroom 4

Double glazed window, Carpeted throughout, Radiator, TV point.

Second Floor

Master Bedroom

14' 4" x 9' 10" (4.37m x 3.00m)

Double glazed window, Carpeted throughout, Radiator, Walk in wardrobe.

En-Suite

Double glazed window, fitted cabinets, Bath tub, Wash hand basin, WC, Tiled floors/walls, Shaving point,

External

Front Aspect

Grassed, shingle areas, bush borders

Rear Aspect

Patio area stepped down to grassed lawn, decking area, rear gated access (leading through to the garage)

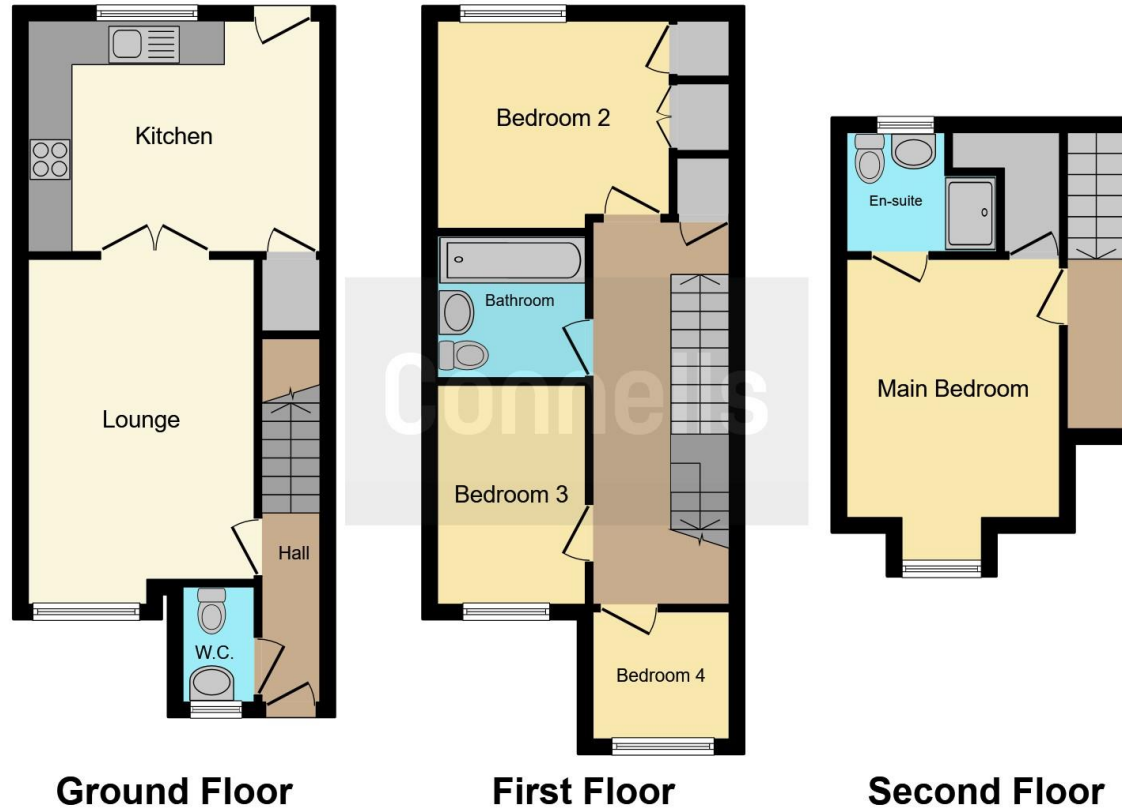
Garage

Up and over front door, rear access single door, power/light in place, Plenty of storage space in the loft (Big enough to fit a car in). parking in front of garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH307788

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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